

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 18, 1968

Appeal No. 9871 Parkwood Owners, Incorporated, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 7, 1969.

EFFECTIVE DATE OF ORDER - February 3, 1969

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with the provisions of Section 3308 of the Zoning Regulations and for variance from the setback requirements and for variance from the requirements of Sections 7206.4 and 7606.5 to permit attendant parking and Section 7515.11 to permit stairway and open arcade, be granted as amended. *OK*
1750 K ST. NW, Lot 836 + 849, Sq. 126

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. It is proposed to erect a 12-story office building with store and garage having a roof structure to house stair, elevator, penthouse and mechanical equipment.
3. The area of appellant's lot is 14,039 square feet and the proposed building will have 12,500 square feet of gross floor area. The F.A.R. of the building will be 10.0.
4. The total area of the roof structure will be 3,510 square feet with an F.A.R. of 0.25.
5. The material and color of the street facade of the building will be precast architectural concrete, off-white in color. The material and color of the roof structure will be precast architectural concrete and face brick.
6. The setback variance requested is on the party line next to a presently existing building. Appellant's lot is 96 feet wide and the mechanical equipment required for this roof structure creates a hardship in attempting to complete the 1 to 1 setback on all lot lines. The variance sought is on the west side of the building.

7. The appellant alleges that the regulations do not require parking in the C-4 District. However, inasmuch as the appellant is providing parking he requests that attendant parking be allowed.

8. Appellant proposes an open arcade in the front of the proposed building. A 10-foot alley separates the proposed building from the building adjacent to that proposed by the appellant. The face of the adjacent building is on the property line. Appellant proposes an arcade with stairway at the east end of the building which will go down to the first basement level where a restaurant will be located.

9. This appeal was filed and heard under plan by Weihe, Black and Kerr, Architects. Drawings numbered A-1, A-7, A-8 and A-9 approved as noted by Arthur P. Davis, Architect-Member of the Board on February 3, 1969.

10. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:


The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property. In addition we are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and is granted a variance of the setback requirements of Section 7206.4 and 7606.5 to permit attendant parking and a variance from the requirements of Section 7515.11 to permit stairway in the proposed open arcade.

We believe that the relief can be granted without substantial detriment to the public good and without impairing the purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT:

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

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THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.